

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 111-12

### **AN ORDINANCE**

approving the Final Plat of Rock Bridge Christian Church Plat 2, a Replat of Lot 1 Rock Bridge Christian Church Plat 1; accepting the dedication of rights-of-way and easements; authorizing a performance contract; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Rock Bridge Christian Church Plat 2, a Replat of Lot 1 Rock Bridge Christian Church Plat 1, dated January 30, 2012, located north of West Green Meadows Road and east of Bethel Street (301 West Green Meadows Road), containing approximately 5.25 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with Rock Bridge Christian Church in connection with the approval of the Final Plat of Rock Bridge Christian Church Plat 2. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim. Rock Bridge Christian Church may assign its obligations under this agreement to any purchasers of Lot 202 of the subdivision.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

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City Clerk

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Mayor and Presiding Officer

APPROVED AS TO FORM:

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City Counselor

**PERFORMANCE CONTRACT**

This contract is entered into on this 28<sup>th</sup> day of March, 2012 between the City of Columbia, MO ("City") and ROCK BRIDGE CHRISTIAN ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: \_\_\_\_\_  
Mike Matthes, City Manager

ATTEST:

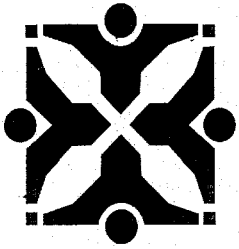
\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Fred Boeckmann, City Counselor

UPON COMPLETION OF THE  
PURCHASE OF LOT 202, NIK &  
BROOK PARKS ASSUME  
RESPONSIBILITY FOR THE TERMS  
OF THIS CONTRACT.

Subdivider ~~ROCK~~ BRIDGE CHRISTIAN  
CHURCH  
BY: Victoria Boyd-Kennedy



Source: Community Development - Planning <sup>TT</sup>

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: May 7, 2012 <sup>Mh</sup>

Re: Rock Bridge Christian Church, Plat 2, replat request (Case #12-18)

**EXECUTIVE SUMMARY:**

A request by A Civil Group, on behalf of Rock Bridge Christian Church, for approval of a two-lot replat to be known as "Rock Bridge Christian Church, Plat 2." The 5.25-acre property is located at 301 W. Green Meadows Drive. (Case #12-18)

**DISCUSSION:**

The subject site consists of approximately 5.25 acres, and is currently the site of Rock Bridge Christian Church. The church would continue to occupy the majority of the site (3.8 acres) on lot 201, and a 1.45-acre parcel, lot 202, would be created.

The site is currently zoned R-1 with a pending request for C-P zoning on the proposed lot 202. The plat is independent of the zoning. The applicant desires to proceed regardless of the outcome of the zoning case. The plat has been reviewed by pertinent City departments and other agencies, and complies with the Subdivision Ordinance. Locator maps, a reduced size copy of the plat, and performance contract guaranteeing the installation of utilities are attached.

**FISCAL IMPACT:**

Approval of the request will not create a fiscal impact.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

**SUGGESTED COUNCIL ACTIONS:**

Staff recommends approval of the final plat.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A





# **The Pinball Company Case 12-18 Final Plat**



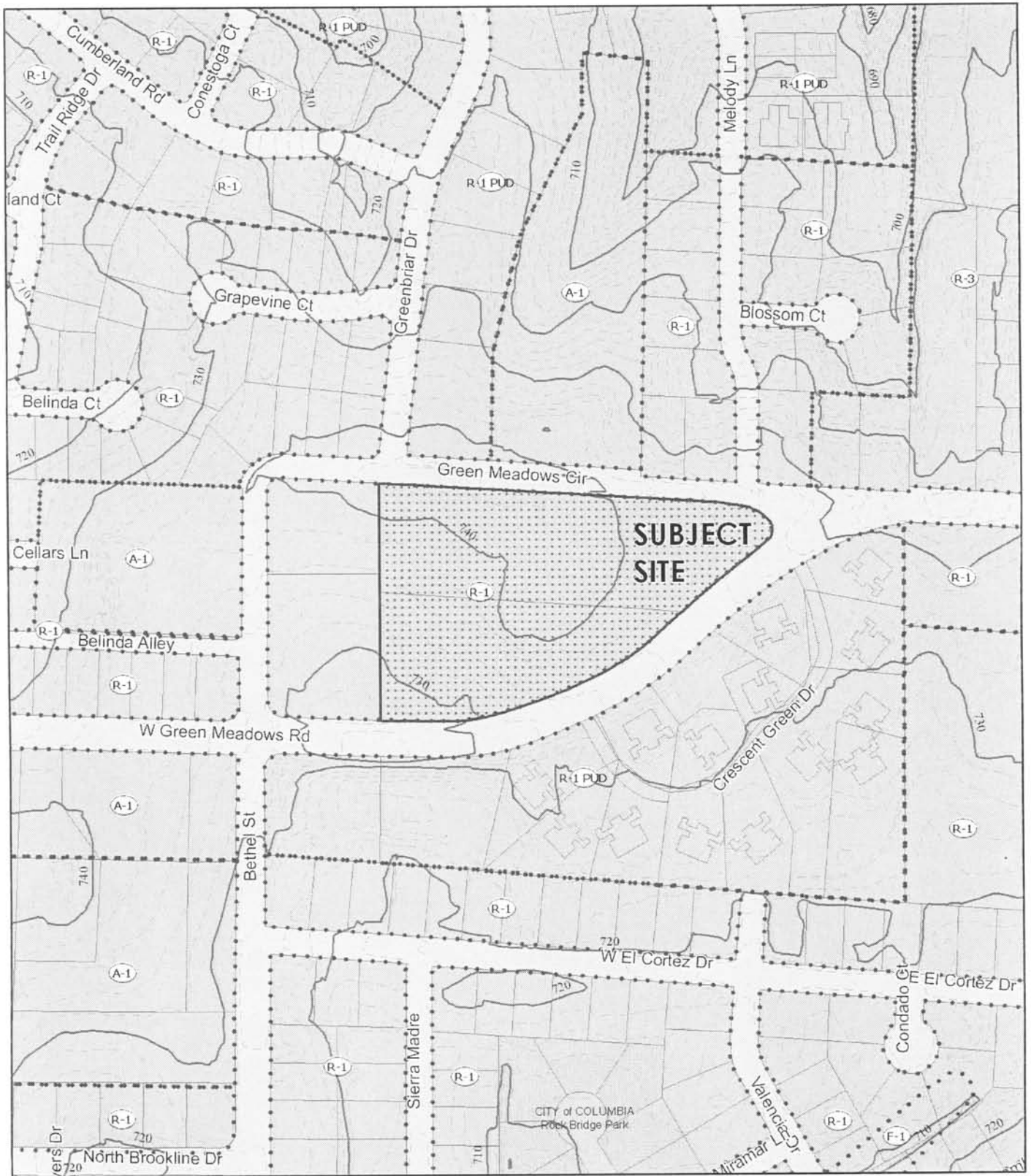
Aerial Image 2007

0 87.5 175 350  
Feet

1 inch represents 250 feet







## The Pinball Company Case 12-18 Final Plat



0 87.5 175 350

Feet

1 inch represents 250 feet

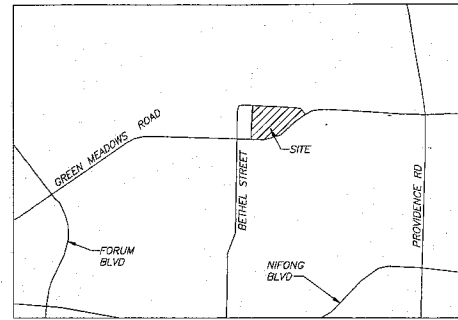
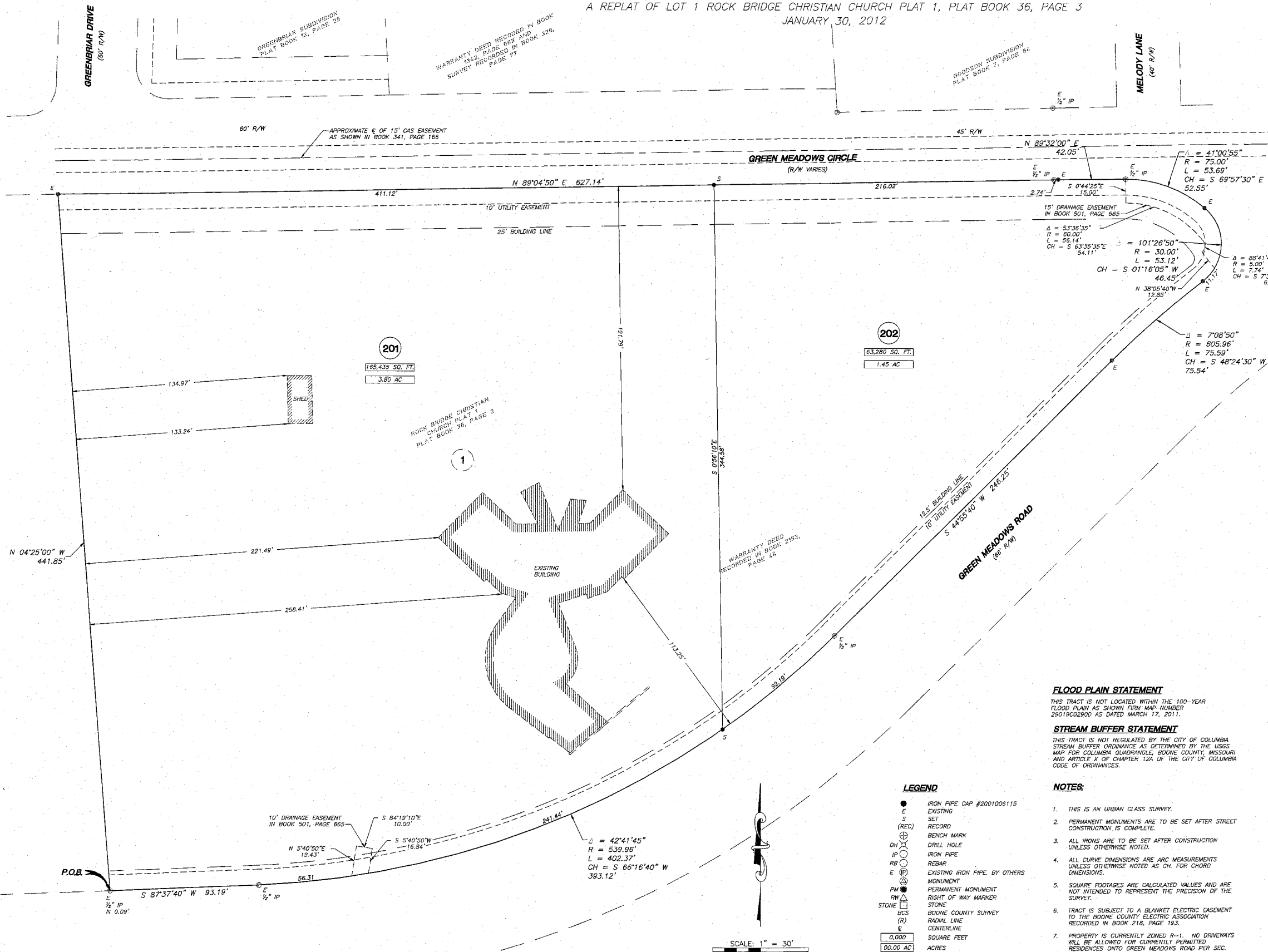
Contour Interval: 2 feet





FINAL PLAT  
**ROCK BRIDGE CHRISTIAN  
CHURCH PLAT 2**

A REPLAT OF LOT 1 ROCK BRIDGE CHRISTIAN CHURCH PLAT 1, PLAT BOOK 36, PAGE 3  
JANUARY 30, 2012



**LOCATION MAP**  
NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS**

ROCK BRIDGE CHRISTIAN CHURCH (DISCIPLES OF CHRIST), INC. A MISSOURI  
NOT-FOR-PROFIT CORPORATION, BEING SOLE OWNER OF THE BELOW DESCRIBED  
TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.  
IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE  
SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY  
DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

OWNER NAME \_\_\_\_\_  
STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2012, BEFORE ME, SPENCER  
HASKAMP, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
\_\_\_\_\_ OF ROCK BRIDGE CHRISTIAN CHURCH (DISCIPLES OF CHRIST),  
INC. A MISSOURI NOT-FOR-PROFIT CORPORATION KNOWN TO ME TO BE THE  
PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT  
HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2015

**CERTIFICATION**

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH,  
RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 1 OF ROCK  
BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND  
DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING  
RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WEST LINE  
OF SAID LOT, N 4°25'00" W, 441.85 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE  
OF GREEN MEADOWS CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY, N 89°04'50" E, 627.14  
FEET; THENCE N 89°32'00" E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A  
75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.69 FEET, SAID CURVE HAVING A CHORD  
S 59°57'30" E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID  
RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET, SAID  
CURVE HAVING A CHORD S 01°16'05" W, 46.45 FEET TO A POINT OF REVERSE CURVATURE  
AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE WITH  
SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT,  
75.55 FEET, SAID CURVE HAVING A CHORD, S 48°24'30" W, 75.54 FEET; THENCE WITH SAID  
RIGHT-OF-WAY, S 44°55'40" W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A  
539.96-FOOT RADIUS CURVE TO THE RIGHT, 402.37 FEET, SAID CURVE HAVING A CHORD  
S 66°16'40" W, 393.12 FEET; THENCE WITH SAID RIGHT-OF-WAY, S 87°37'40" W, 93.19 FEET  
TO THE POINT OF BEGINNING AND CONTAINING 3.25 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS  
SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS  
FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP

JAY GERHARDT L.S. 2001001909

DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2012.

SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2015.



**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
7401 BROADWAY BUSINESS PARK COURT  
SUITE 100  
COLUMBIA, MO 65209  
PHONE: (573) 841-5750, FAX: (573) 841-1671

APPROVED BY THE COLUMBIA CITY COUNCIL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

**LEGEND**

- IRON PIPE CAP #2001006115
- EXISTING
- SET
- (REC) RECORD
- BENCH MARK
- DRILL HOLE
- IP IRON PIPE
- RB REBAR
- EXISTING IRON PIPE, BY OTHERS
- MONUMENT
- PM PERMANENT MONUMENT
- RW RIGHT OF WAY MARKER
- STONE
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- CENTERLINE
- SQUARE FEET
- 0.000 ACRES
- 00.00 AC

SCALE: 1" = 30'  
0 15 30 60

BEARINGS ARE REFERENCED TO THE  
WEST LINE OF LOT ONE OF ROCK  
BRIDGE CHRISTIAN CHURCH PLAT 1 AS  
RECORDED IN PLAT BOOK 36, PAGE 3

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR  
FLOOD PLAIN AS SHOWN FIRM MAP NUMBER  
29018002900 AS DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA  
STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS  
MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI  
AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA  
CODE OF ORDINANCES.

**NOTES:**

- THIS IS AN URBAN CLASS SURVEY.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET  
CONSTRUCTION IS COMPLETE.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION  
UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS  
UNLESS OTHERWISE NOTED AS CH. FOR CHORD  
DIMENSIONS.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE  
NOT INTENDED TO REPRESENT THE PRECISION OF THE  
SURVEY.
- TRACT IS SUBJECT TO A BLANKET ELECTRIC EASEMENT  
TO THE BOONE COUNTY ELECTRIC ASSOCIATION  
RECORDED IN BOOK 218, PAGE 193.
- PROPERTY IS CURRENTLY ZONED R-1. NO DRIVEWAYS  
WILL BE ALLOWED FOR CURRENTLY PERMITTED  
RESIDENCES ONTO GREEN MEADOWS ROAD PER SEC.  
25-53 (4) FOR LOTS 201 OR 202 OF THIS PLAT. IF  
EITHER LOT IS REZONED FROM THE SINGLE-FAMILY OR  
TWO-FAMILY ZONING, THIS RESTRICTION WOULD NO  
LONGER BE APPLICABLE.